COMMERCIAL PROPERTY PARTNERS

To Let
Unit 1, 9 Glaisdale Parkway
Nottingham
NG8 4GP



High Quality Warehouse/Industrial Unit

28,795 Sq Ft (2,675.06 Sq M)

- Established commercial location with excellent connections to J25 & J26 M1
- Fitted with racking and lighting
- Substantial floodlit yard area and external grounds totalling 1.275 acres

High Quality Warehouse/Industrial Unit
28,795 Sq Ft (2,675.06 Sq M)

Location
Glaisdale Parkway is an established commercial area on the west side of Nottingham located approximately 4 miles to the M1 at J25 and J26. The area is very well connected for public transport with numerous bus routes in close vicinity, enabling easy access to Nottingham's labour pool.

Key occupiers in the area include Hunter Douglas, Royal Mail, Arlo and Jacob, Stern Electrical & Bosch.

Description
The property comprises a semi-detached, single-bay warehouse unit of steel portal frame construction, with brick and blockwork elevations, overclad to the eaves.

Property Key Features:
- 6m eaves
- Racked
- LED lighting
- Power assisted loading doors
- WC and welfare block
- Flood lit large yard area with parking and external grounds of 1.275 acres
- Fenced and gated boundary

Accommodation

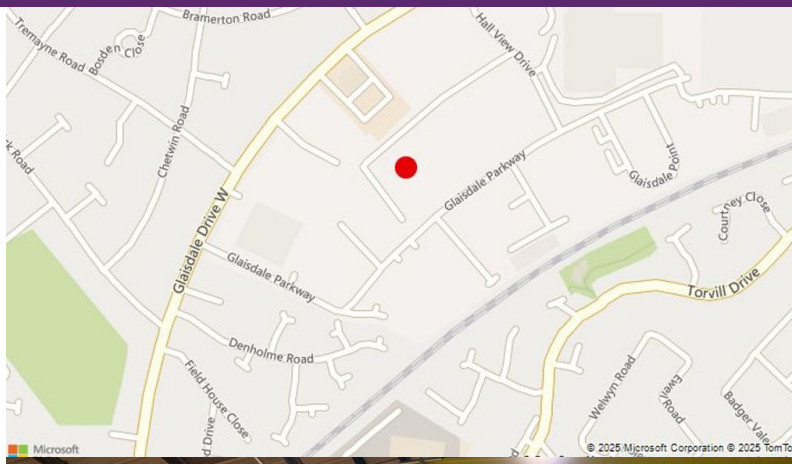
DESCRIPTION	SQ FT	SQ M
Warehouse	28,795	2,675.06
TOTAL	**28,795 SQ FT**	**2,675.06 SQ M**

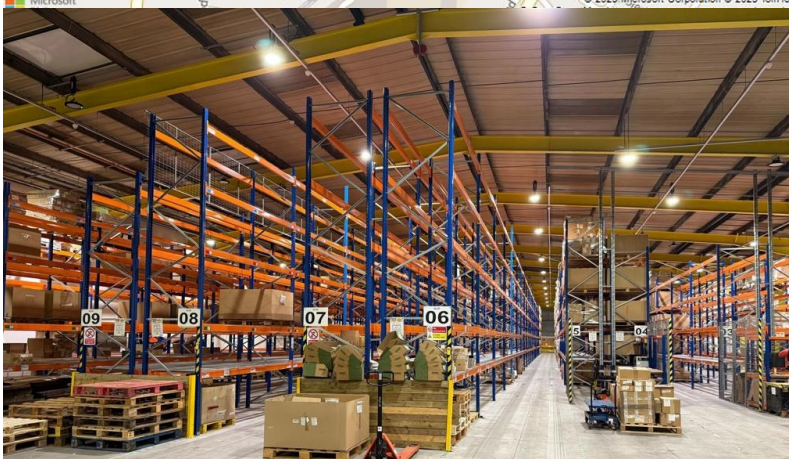
Terms
The premises are immediately available by way of a new internal repairing and insuring lease on terms to be agreed. Quoting rent is £195,000 per annum.

VAT
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value
The Rateable Value for the property is £134,000 per annum. (1st April 2026)

EPC Rating
The property has an EPC Rating of C (59).





Anti-Money Laundering (AML)
To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs
Each party to bare their own legal costs in the transaction.

Further Information
For further information please contact the sole agents CPP

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